

Westfield-Washington Advisory Plan Commission held a meeting on Tuesday, February 19, 2013 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Ken Kingshill, Charles Lehman, Robert Smith, Danielle Tolan, Bill Sanders, Steve Hoover, Dan Degnan, Robert Horkay, and Bob Spraez

**City Staff Present:** Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Sarah Reed, Planner; Ryan Clark, Planner; Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the February 4, 2013 APC meeting as presented.

Motion: Horkay; Second: Smith; Vote: Passed by voice vote

Todd reviewed APC Rules of Procedure as well as Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1301-DP-01 & 1301-SIT-01
Petitioner	Christian Brothers Automotive
Description	14807 Gray Road, Petitioner requests Development Plan and Site Plan review for an automotive service center within the Bridgewater Marketplace of the Bridgewater PUD.

Todd reviewed the petition history, stating that the petition is fully compliant and staff recommends approval.

Motion: To approve 1301-DP-01 and 1301-SIT-01 as presented.

Motion: Horkay; Second: Sanders; Vote: Passed 9-0

Case No.	1302-DP-02 & 1302-SPP-02
Petitioner	Beazer Homes – Keenland Park
Description	Southwest corner of 169 <sup>th</sup> Street and Springmill Road, Petitioner requests Development Plan and Primary Plat review of 182 residential lots and a clubhouse on 73.2 acres in the Keenland Park PUD.

Clark reviewed the petition history, stating that the increased buffer landscaping around the perimeter of the subdivision is now fully compliant.

Lehman asked about the landscape plan and why street trees were approved in this case when in the past we have not wanted street tree plantings due to sewer issues.

Miller responded that different species of street trees have different root growth. She added that the plans were reviewed by the Public Works Department during the TAC process.

Lehman expressed concern about responsibility if the trees die, making the development non-compliant.

Motion: To approve 1302-DP-02 & 1302-SPP-02 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department prior to the issuance of a building permit.

Motion: Horkay; Second: Lehman; Vote: Passed 9-0

Case No.	1302-PUD-02
Petitioner	Throgmartin-Henke Development, LLP – Bridgewater PUD Amendment (Parcel MF Buffer)
Description	Petitioner requests an amendment to the Bridgewater PUD to modify the eastern buffer yard requirements of Parcel M4 of the Bridgewater PUD.

Reed reviewed the petition, which is to modify the buffer yard requirement. Doing so would allow a tree line to remain. She noted that the proposal includes the addition of a masonry wall. She added that staff's recommended minor changes to the wording of the proposed amendment have been made since the public hearing.

Motion: To send 1302-PUD-02 to the Westfield City Council with a positive recommendation.

Motion: Sanders; Second: Horkay; Vote: Passed 9-0

**ADJOURNMENT** (7:20 p.m.)

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President, Ken Kingshill

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Vice President, Charles Lehman

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Secretary, Matthew S. Skelton, Esq.